

**Special  
COUNCIL  
&  
PLANNING COMMISSION  
WORKSHOP MEETING**

**A G E N D A**

TOWN OF CHINCOTEAGUE

October 9, 2006 - 7:00 P.M. - Council Chambers - Town Hall

CALL TO ORDER

INVOCATION BY COUNCILMAN ROSS

PLEDGE OF ALLEGIANCE

AGENDA ADDITIONS/DELETIONS AND ADOPTION:

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1. Redman & Johnston Presentation

- Survey Results
- Direction for the Future
- Schedule of next public Hearing.

*(Note: For a member of Council, the Planning Commission or staff to speak please raises your hand to be recognized by the Mayor or the Presenter)*

ADJOURN:



**MEMORANDUM**

To: Robert G. Ritter, Jr., Town Manager

From: Peter Johnston

Date: August 21, 2006

**RE: Comprehensive Plan questionnaire results**

Tony and I have completed our analysis of the questionnaire and attached the results for your review. We believe the results and the comments received generally support the initial plan districts framework we proposed. Attached you will find a summary of the high points of analysis of the survey as well as a more detailed summary that includes all the comments we received in response to each question. Please have these materials distributed to the Mayor and Council and members of the Planning Commission.

Our work to date has prompted a number of ideas on our part regarding how we should proceed on this project. We would like to meet with the Mayor and Council and Planning Commission to discuss the results of the questionnaire and our thoughts concerning next steps toward preparation of the Comprehensive Plan.

After the Planning Commission and Mayor and Council meet with us to determine next steps, we believe it will be important to schedule a follow-up public meeting to sustain our public participation in this process. At that time we would discuss the questionnaire results and other recommendations we may have with Town residents.

Please contact us to schedule a meeting with Town Officials as soon as it may be convenient. If you have any questions, do not hesitate to call us.

Attachments

## Chincoteague Public Questionnaire - Results

### TOWN CENTER

**Question 1: Stores, shops and businesses should be the primary uses allowed in the historic Town Center (Main Street from Church Street to the Fire House).**

Agree	Disagree	Undecided	Marked "N/A"	Left Blank
91%	9%	0%	0%	0%

#### Agree:

- Residential above stores/businesses would be ok
- This should also accommodate planned expansion.
- I support mixed use 2<sup>nd</sup> and 3<sup>rd</sup> story residences.
- I agree with your additional suggestion of low-cost residences over commercial storefronts.
- Apartments over stores – ok.
- Desired: keep same makeup as exists.
- Zone out C-1/C-2, create special downtown district, eliminate fish docks.
- With mixed red. Use on special occasion.
- People come here for the small town feeling – let's keep it.
- Perhaps with some residential on 2<sup>nd</sup>/3<sup>rd</sup> floor – keep as has been in past.
- Except 2<sup>nd</sup> and 3<sup>rd</sup> floor apartments should be permitted.
- For street level and allow appts above.
- You don't have to re-invent the wheel – go look at historic districts the nation over.
- Parks, public space and post office are ok too.
- Upper level apt/residences ok.
- We need all the businesses we can get.
- It already is!
- Shucking houses, oyster houses?
- Licensed street venders selling coffee, ice cream, etc. should be encouraged. Cigarette sales and use! should be banned in this section.
- 2-story historic architecture with living spaces on 2<sup>nd</sup> floor only, with public open spaces.
- Allow appts above businesses to remain.
- I do not like large chain stores or hotels on the Island.
- A restaurant or two would be nice.
- Except owners could live above their business - and planned – no more t shirt co. – invite additional business mix.
- Along with residential on upper floors.
- But especially businesses such as restaurants important to visitors.
- Should include restaurants, bakeries, etc.
- I like the option of 2<sup>nd</sup> floor residential.
- Restaurants.

#### Disagree:

- It should be extended to Maddox.
- Mixed use – some residential units – apartments over retail – no motels in this area.
- A mixture of shops, apartments, shop owners-living-over-stores is a much more interesting mix.
- Apartments/homes vital to keeping a town alive.
- You never know what might be needed. I don't feel government should have full authority to control use.
- As far as I can see.
- Mixed use (residential and commercial) helps keep town centers viable and flourishing. It allows for a more pedestrian friendly environment too.

**Question 2: The architectural characteristics of the best examples of traditional Chincoteague buildings located in the Town Center should be reflected in new construction in the Town Center.**

Agree	Disagree	Undecided	Marked “N/A”	Left Blank
90%	8%	2%	0%	0%

**Agree:**

- Using the best.
- Yes.
- Should be implemented ASAP.
- It should sustain its small hometown feeling and charm.
- Yes definitely.
- Typical enhance old town look.
- As well in renovation of existing buildings.
- Enhance tourist draw – they like charm, so give it to ‘em.
- At least in terms of scale, setbacks, etc. (signage), mainstreet architectural renderings are guidance only.
- Somewhat brick, wood and plaster.

**Disagree:**

- Well designed “new” structures should not be excluded – would you exclude Aldo Rossi from seaside?
- Not necessarily Chincoteague architecture but rather architecture which will best fit the idea we are after.
- It’s their property, let them do what they want.
- No, because you will get fake, ugly bldgs. Honor the past architecture, don’t try to copy it.
- The “best” downtown bldgs. fail to meet code, particularly vis-à-vis floodplain requirements and hurricane requirements.
- Who decides the best examples?
- There are some ugly buildings there now.

**Undecided:**

- It’s hard to answer this without photographs of buildings viewed as potential models.
- What are best examples?

**Question 3: The Town should consider designating the Town Center as a Historic District.**

Agree	Disagree	Undecided	Marked "N/A"	Left Blank
73%	9%	17%	0%	2%

**Agree:**

- Absolutely.
- Strongly agree. Virginia has strong incentives for it.
- With some reservations – could be overly restrictive.
- Preempt any changes by immediate adoption.
- Don't allow structures to be destroyed.
- Undecided:
- Do away with fish docks – no space!
- With tax benefits for preservation/restoration.
- Grants may be an asset sometimes.
- This would insure Question #2 could happen.
- Be careful not to limit owners to unreasonable renovation requirements.
- At least to the old bridge. Would some of the old town want to be in a district as well?
- Strongly agree. Eligibility for Nat'l Register of Historic Places has been established by VDOT's 1998 study of downtown area. Ground work is done. Town must do this 'paper work'. Tourism is its economic base. This would be another facet to enhance their stay and could easily be a major reason for them to visit. (Historic Architectural Evaluation Chincoteague Island Historic District. See: VDOT Project 0175-001-V12, PE1OZ, B603, B606. VDHR File 94-1116-F) (As a former Old Town Alexandria resident and co-founder of Summer Island History Trolley Tours, history and historic preservation are in my DNA.)
- With controlled color schemes, architectural changes to facades and signage.
- Building by building. Not all is historic.
- Good idea.
- If it's not too late.
- Will lend more pride to the town by the residents.

**Disagree:**

- Just a special district.
- Could prevent owners from improving and maintaining buildings – might cause more harm than good.
- Too many restrictions and unneeded administration.
- Once the town has one tidbit of authority it will want to control more and more.

**Undecided:**

- Most buildings have no historic significance.
- Only if does not impede new investment/refurbishment.
- Depends on how truly limiting that is – not sure this is necessary if other rules (i.e., signage, etc.) are in place.
- The bridge (draw) was so designated, but is being destroyed!
- Need to evaluate the pros and cons, then decide.
- What are the long term costs and commitments?
- Much of the downtown is in poor shape and dilapidated. There are numerous structures that are neither historic nor architecturally significant.
- What would be the cost/benefits – need more detail.
- A great idea but can create barriers to development and improvement.
- Too many external restrictions?
- So many restrictions..

**Left Blank:**

Why – what's the benefit.

**Question 4: Parking in the Downtown Area is adequate.**

Agree	Disagree	Undecided	Marked “N/A”	Left Blank
35%	46%	19%	0%	1%

**Agree:**

- Except I suspect during the month of July!
- Additional parking on Bridge Street when new bridge is complete will help with easy access parking.
- The Mumford Street lot is rarely fully used.
- People can park on side streets.
- Currently adequate, but in the future (?)
- Please, no more parking lots.
- Except on high holidays, there is always space.
- If you can walk around.
- The only time it is crowded is July/August. This doesn't warrant more parking spaces!
- For the size of the town.
- Not enough for food market on Cleveland Street in summer.
- Now. It will not be if new condominiums go up.
- Other than major summer holidays and pony penning, and even then it's not awful.
- The parking by the library should be designated as “library patrons only” during library hours.
- Plenty of asphalt now. Share with church's.
- No more parking lots.
- Seems fine during most of the year.

**Disagree:**

- Not much.
- Not enough during summer. Boat workers take up spaces close to park and docks overnight and when ships are away.
- More free parking will mean more business for downtown merchants.
- But wouldn't want to see large parking garage.
- Especially for older residents and visitors.
- With the new “park” we need to find more areas for shoppers, sightseers, and more crosswalks.
- The new park is a mistake. Move Misty back, create entrance where statue is, make parking where grass is.
- Not nearly enough and/or provide transit.
- During summer months.
- On summer months.
- To compound problem, parking on Main Street in downtown area should be prohibited and sidewalks widened.
- Traffic circulation has been ignored and needs planning and action before additional parking is considered.
- More large parking areas needed.
- What about establishing a frequent trolley service from the high school parking lot during tourist season.
- It is cumbersome to park making area less inviting to town's people.
- Develop the old Chincoteague school property as a “green” parking area. Develop walking and bike paths and trolley access from here to downtown, and up to the Creek.
- There should be no on street parking.
- Summer – no parking places.

**Undecided:**

- Seems adequate most of the time; don't know what the future may bring. Don't want more paving, if possible, even if more parking is made available.
- Depends on the way the town decides to proceed.
- Perhaps not at peak season and certainly not with additional condo development.
- Not sure because I don't often park in the downtown for more than a few minutes during the day.
- I recommend promoting pedestrian traffic downtown. May need to consider offsite parking.
- If possible, more would be desired – peak time summer.
- Additional parking on Bridge Street when new bridge is complete will help with easy access parking.
- Not easily accessible, but there.
- Usually it is adequate. With events it can be a problem, but trolleys and shuttle buses have helped and should be encouraged for large events.
- Probably more is needed. I just have not needed to park there very often – usually walk to that area.
- Always adequate off season; sometimes crowded during summer. No expectation that parking should be adequate during pony penning or fireworks.
- Adequate in that we have no more room to dedicate to parking. The trolleys would help if only we get used to using them – locals included.
- Don't know, but more will be needed.
- Keep on street parking whatever happens!
- Probably not.
- Note: tourists ride these trolleys that town has bought – we have too much traffic and not enough police and rescue teams.

## MAIN STREET

**Question 5: The existing views of Main Street and the waterfront entering Chincoteague from the main land should be retained to the maximum extent possible.**

Agree	Disagree	Undecided	Marked "N/A"	Left Blank
78%	13%	9%	1%	0%

### Agree:

- The bayfront and across the street from it should be protected as much as possible – stop townhouses and condos!
- Also looking from the south Main, Eastside.
- Would be great if we could move the power sub-station and get rid of the billboards.
- Only allow 2-story or 1-story dwellings on Main Street.
- Single family homes, not a line of hotels or condos.
- The tacky signs along the causeway must come down.
- The view is going to change when the new bridge is put in. Extend building restrictions to the north.
- The most important issue here.
- Strongly agree.
- Take down signs on Rte. 175 into town.
- The view has already been altered negatively.
- Is this referring to the new bridge at Maddox?
- The large hotels that devalued property should compensate.
- Agree.
- Get rid of signs on the south side of causeway that obstruct view to the south.
- The “waterfront” motels and condo effect have all but destroyed the “existing views”.
- Strongly agree.
- In the historic district.
- Strongly agree. Lose the views – lose the tourists – lose the economy.
- This is what people want to see!
- Should group condos in units of 6 and leave open space between units.
- Yes this is the atmosphere that people coming here are looking for. If too much of this atmosphere is lost – why bother coming here and looking for what was once “Chincoteague” and is now paved over.
- Encourage development of more green spaces – small parks.
- The town should insist on early removal of the three (or more) “Inlet View” signs on south side of Chincoteague Channel that were improperly permitted in the first place.
- Keep the billboards.
- Agree – but the bill board signage should be controlled in numbers and size.
- It is already almost gone!
- One of the best parts of Chincoteague, especially the boats –
- Signs blocking views of the waterfront should be prohibited. You can’t see or feel the quaint nature of the town.

### Disagree:

- Need a little flexibility.
- People who own this property should be able to dispose of it as they wish which includes selling to the highest bidder of the property. Put your shoes into the owner’s position.
- Depends on how the town wants to control it.
- Already too late for that!
- Isn’t that too late?
- Enhance the look.
- Much of this area needs redevelopment and revitalization.



**Undecided:**

- Don't know what the "new" view from the new bridge will be like.
- Diversity of buildings and uses – yes. Crumbling docks – no.
- More power stations?
- There are some things that I like and also dislike.
- Town should purchase areas such as the town park to preserve waterfront. Do not prevent people to building on the H2O if they desire so.
- 

**N/A:**

- If you mean the lovely line of south Main Street, yes. Only the waterfront north of the bridge, not the street, is/will be visible.

**Question 6: Views of Chincoteague Channel and the Bay waterfront from Main Street should be retained to the maximum extent possible.**

<b>Agree</b>	<b>Disagree</b>	<b>Undecided</b>	<b>Marked “N/A”</b>	<b>Left Blank</b>
87%	13%	0%	0%	0%

**Agree:**

- The bayfront and across the street from it should be protected as much as possible – stop townhouses and condos!
- Houses are going to be sold at depressed prices if this is not done.
- Yes, using a stop gap measure.
- The view is going to change when the new bridge is put in. Extend building restrictions to the north.
- The most important issue here.
- The view has already been altered negatively.
- It's why people come.
- Also a little late.
- Strongly agree.
- As long as this does not restrict a property owner's right to build.
- Extend boardwalk for business access from water side.
- Lose the views – lose the tourists – lose the economy.
- No more hotels or condos.
- This would take care of #5.
- When you come to the island and hope to see our lovely sunsets you don't want a three story wall in front of you.
- Such subtle “density” considerations are a little late in coming with Sunset Bay, Hampton Inn, Comfort Suites, Island Motor Inn, etc., sadly allowed parallel to the waterfront, already blocking views.
- Zoning regs.

**Disagree:**

- Again – need a little flexibility.
- Again, depends upon the amount of authority local government will need.
- They are gone too far now. What's done is not correctable.
- Too late!
- Unless the property owner is compensated monetarily they should not be denied reasonable use of their property.
- Cannot prevent this – unfair!
- Landowners have rights. Too late and now you want to take away landowners rights.
- Looks redundant to above question – same answer applies (people who own this property should be able to dispose of it as they wish which includes selling to the highest bidder of the property. Put your shoes into the owner's position.)
-

**Question 7: Building height, width and depth, as well as location on the lot should be regulated so as to retain open views of Chincoteague Channel and the Bay from Main Street.**

Agree	Disagree	Undecided	Marked “N/A”	Left Blank
89%	9%	2%	0%	0%

**Agree:**

- Your presentation made the excellent point of waterfront or water view access.
- Strongly agree!!
- The bayfront and across the street from it should be protected as much as possible – stop townhouses and condos!
- Code –
- Late.
- Those who cannot comply should be made to develop compensatory natural views on their street side, i.e., ponds, landscaping, etc.
- Strongly agree. This is much more important than trying to regulate the architecture ‘style’ which will differ w/all who are making the rules/regulations.
- There is always the BZA if it is a real hardship (not more profit for more units).
- Strongly agree! Need separate requirements for all shoreline properties.
- Nice to be reminded that one is on an island once in a while.
- Not enough to carry out.
- Yes, this is what downtown should be about – for people who shop and roam around the waterfront.
- Strongly agree.
- Yes – original footprint size should somewhat be kept in check (and height – except be raised for flooding).
- Why come if you can’t see anything but buildings?
- As much as possible there should be public water views.

**Disagree:**

- May need townhouses.
- Too late!
- Lot sizes are small, this would not work well.
- Everyone (waterfront or not) should be treated the same.
- Landowners have rights.
- Again redundant – same answer applies (people who own this property should be able to dispose of it as they wish which includes selling to the highest bidder of the property. Put your shoes into the owner’s position.)
- Heights, widths and depths need to be uniform – town wide.

**Undecided:**

- Which parts of Main Street? It’s a long area with lots of variables.
- What part of Main Street?

**Question 8: Detached single family dwellings should be the predominant use allowed along Main Street and the waterfront outside of the Town Center.**

<b>Agree</b>	<b>Disagree</b>	<b>Undecided</b>	<b>Marked “N/A”</b>	<b>Left Blank</b>
80%	15%	5%	1%	0%

**Agree:**

- The bayfront and across the street from it should be protected as much as possible – stop townhouses and condos!
- Definitely.
- Strongly agree!
- Blocks of townhouses create a wall of privacy along the water or in pedestrian district.
- Yes!
- If there has to be anything.
- Developers and town council listen up!
- Yes and somewhat controlled by size and architectural control.
- Also, not too huge!
- Single family rental dwellings should be limited to number of people – not 10 cars to each home.
- Septic problems will occur, it is only a matter of time.
- Businesses in similar detached structures could be as well.
- We wish!
- No more condos. Charge huge impact fees, equal to 50% of the developer’s profit, even the ones now planned.
- Strongly agree, with plenty of space between them so all can enjoy the water view.
- Today there is more profit for landowners/developers in condos, townhouses, etc...set zoning to make single family dwellings more profitable.
- How about all over the island just as it used to be?
- The waterview should be for all to view, not just the selected few.
- Not enough to carry out.
- Absolutely! How did those 3-story hotels can developed and why?

**Disagree:**

- This is a bit broad, however, the intent is good.
- Properly designed multi-family is acceptable north of Jester.
- A waterfront restaurant and bar would be welcome.
- It’s their land let them do what they want.
- Unfair property rights and area discrimination.
- Again owners should be able to sell their property to the highest bidder for whatever purpose that can be approved by the zoning committee.
- A mix of housing would be best.

**Undecided:**

- Condos.
- Main Street from town center south toward Beebe – agree. Undecided toward Merritt Harbor and north portion of Main Street.
- If we limit condos, what do we allow as far as commercial buildings?

**N/A:**

- I’m building a duplex – lack of flexibility in lot size requirements create economic reality promoting multi over single family dwellings. Good luck!!

**Question 9: Zoning regulations should prohibit multifamily dwellings along the Main Street waterfront outside the Town Center.**

<b>Agree</b>	<b>Disagree</b>	<b>Undecided</b>	<b>Marked “N/A”</b>	<b>Left Blank</b>
76%	18%	5%	1%	1%

**Agree:**

- The bayfront and across the street from it should be protected as much as possible – stop townhouses and condos!
- Strongly agree.
- There is plenty of room inland for these, they just block water and sunset sky views.
- Absolutely – how did these 3+ story hotels get developed and why?
- May be too late.
- Keep the water view for all to enjoy.
- There will soon be no waterside eateries on the Main Street side of the island.
- And everywhere else. We have enough.
- By the time the new developing is done the waterfront views will pretty much be done – unless those who block the views are hugely taxed to do so.
- Yes! Also the construction of townhouses, condos, and motels just gives the island the appearance of a walled environment cutting the north/south Main Street and Eastside drive routes off from viewing Chincoteague Bay and Assateague Island.
- Awaken town council....this is your problem!

**Disagree:**

- A mix of housing would be best.
- Property designed multi-family is acceptable north of Jester.
- This is a bit broad, however, the intent is good.

**Undecided:**

- Limited – low level – keeping with charm.
- It depends on scale, design and height.

## Gateway Commercial Corridor (Maddox Boulevard)

**Question 10: The visual appearance of Maddox Corridor should be improved with more landscaping e.g., street trees.**

Agree	Disagree	Undecided	Marked "N/A"	Left Blank
80%	10%	9%	0%	1%

### Agree:

- Signs should have to be approved.
- Widen streets – better sidewalks and bicycle paths.
- Retain open view.
- Reduce signage (Question 12).
- This is definitely needed!
- Promote pedestrian traffic. Improved sidewalks. Add landscaping and benches.
- Definitely.
- Encourage pedestrian travel, improve sidewalks.
- Yes – it is soon to be your main entrance and should have arch, color and size constraints. Causeway: the billboard sign sizes should be kept in good repair – regulated in size and be confined to the causeway.
- Uniform signage and property maintenance would help too.
- Remove excess signs and reduce size of existing signs.
- Trees are always good, but Maddox is already ugly (except for a few buildings in the first block off Main St.).
- Maddox Blvd is becoming quite a business area. Trees, plants, always add to the appearance.
- No tree lined streets. Trees and native shrubs at strip malls/parking lots, etc.
- Maddox looks more and more like Ocean City schlock every day. Try Easton or St. Michaels for proper appearance.
- Quality landscaping w/plants native to the area. No Bradford Pears. Perhaps more important to require screening plants at parking lots all over island. (My husband and I own bldgs/property on NE corner of Maddox and Main Sts (4296 Main). We have a major, vested interest in this area. The house, known as the Dr. Kegley House in the VDOT study, is one of the contributing structures to the Historic District.)
- Widen Maddox.
- As long as land is not condemned to do so.
- However, limited opportunity w/minimal lots, parking and stormwater (there is stormwater management isn't there?)
- Plan properly for trees so the town does not spend money fixing sidewalks, etc....because of trees which are fast growing.
- **The Planning Commission has created a sub committee to establish guidelines and comment on plans.**
- It would be nice but not completely necessary.
- Streetlights, banners, and landscaped circles, pavers.
- The first impression is always a major part of whether or not you choose to return to a place or not.
- Add also benches, post lights (not mercury, please) and good looking pedestrian overpasses when bridge is built in new location.
- Trees, lighting, inviting to stroll along, benches, flowers.
- Should be no parking but not enough to carry out.
- Retain open view.
- Any improvements that are made would be asset to the island.
- Any way speed limit could be painted on road other side of bridge Marsh Island side?  
SPEEDING IS OUT OF CONTROL.

**Disagree:**

- Let the town center be historical. Let Maddox be hysterical. Put the money downtown. Maddox can take care of itself.
- Lack of space.
- Not necessary.
- Chincoteague style – feed ducks!
- Note: too much traffic – to bikes or moped should be allowed – no room now for trees or anything else!
- Who will tend the trees?

**Undecided:**

- Road is narrow – no room for trees, etc.
- Appearance would improve with better sign regulations.
- Maddox already “tacky” in many areas; may be too late to improve it significantly.
- Since much of Maddox lacks sidewalks or have very narrow ones, where would trees be placed?

**Question 11: Pedestrian and bicycle facilities on Maddox Boulevard should be improved.**

Agree	Disagree	Undecided	Marked “N/A”	Left Blank
86%	8%	5%	0%	2%

**Agree:**

- Bicycle facilities, including bicycle racks, are needed all around town to encourage the growing use.
- Improve safety along all streets.
- Not safe now from June to August.
- Sidewalks needed along all of Maddox Blvd.
- For tourism, especially.
- Public parking for this area to increase pedestrian use.
- Consider kayak access along waterfronts.
- In street for bikes.
- Bikes off sidewalks.
- Dangers both for bike and vehicle drivers.
- Bike riding is hazardous to your life.
- How is this possible without eliminating parking – we need the parking along main between Main Street and Deep Hole Road intersection!
- Stenciled signage on existing bike paths would help.
- Bicycles should be forced to follow the laws. They purposely ride side by side IN the road. This is a big problem and something should be done!
- Bicycles should not be allowed (re-route them) on Maddox Blvd between Deep Hole Rd. and Main St.
- Strongly agree as well as on Eastside, Ridge, and Church St.
- Strongly agree, improved w/safety as major issue. This is currently a busy street w/ice cream shops and family oriented stores. W/new bridge, more traffic. This will become more dangerous.
- Parking should be removed (?)
- Current bicycle path is dangerous and an embarrassment. It should extend to Assateague safely for families.
- Should have sidewalks like Deep Hole Road has. Many people walk on Maddox, few on Deep Hole.
- Need cross-walks at intersections – not only where there is a stop light for peds and bikes to cross safely.
- We need bike trails and bike lanes. This would ease parking problems and traffic flow. Need cross walks on Maddox Blvd.
- Yes – sidewalks are best.
- However, the new bridge will require widening the road and preclude any such niceties.
- When the town was incorporated, one of the “promises” was sidewalks and lighting on all streets; smooth, walkable sidewalks.
- In street for bikes.
- Traffic congestion is bad as we all know. Any improvement for safety purposes would be an asset to everyone.
- Bike and pedestrian traffic will cut down on auto congestion and pollution.
- Increased numbers of people come here to bike, many of whom are families.
- Definitely.
- Need more areas for bicycle riders and they should be prohibited from historic district – yet given more bike racks to park if that was their mode of transport to get there.
- I ride a bike at times and it is dangerous during high traffic periods.
- Speed limit adhered to!



**Disagree:**

- Too much traffic of all kinds.
- They seem adequate.
- If and when bridge goes to Maddox this will be such a traffic nightmare! Can't anyone see this great mistake coming! Too much traffic already on this road.
- Bikes can ride path provided on Assateague for recreation.

**Undecided:**

- Not if it means widening Maddox.

**Question 12: The visual quality of signs along Maddox Boulevard should be improved.**

Agree	Disagree	Undecided	Marked “N/A”	Left Blank
79%	9%	13%	0%	0%

**Agree:**

- Limit the signs – prohibit electric and/or flashing signs. Rt. 175 is a “gateway” – signage there is a blight. Much of it is about non-island businesses.
- Keep it small town look – we don’t want it to look like Ocean City.
- Most signs are too big and high.
- Yes!
- Quality of signs island-wide should be improved. CAUSEWAY SIGNS SHOULD BE ELIMINATED (will cause major controversy).
- Lighting of signs needs to improve so it doesn’t blind you from street.
- Focus on name of stores not products sold, reduce size – uniformity would be effective.
- Lighting of signs needs to improve so it doesn’t blind you from street.
- New sign ordinance needed but back to #7 (not enough to carry it out).
- We have way too many signs on the entire island.
- Should conform more.
- The big billboard signs are visually unpleasant.
- Set a standard for signs and set a deadline to meet the new regulations.
- Not sure of signage requirements presently.
- If one person pays for a nice sign make everyone pay for one.
- Strongly agree. All over island, not just Maddox Blvd. Need strong, strict sign regulations – re: size, how many each business can have all over island. No flashing scrolling lighted ones and no excuses from town employees that they made “mistake” in issuing permits the 2 x-large scrolling signs on Main Street. And remove the one at Chamber of Commerce that is on Town-owned land! Enforce the rules for one and all!
- A little late.
- No flashing signs. What happened to sign survey done a few years ago?
- This would be the best thing that could happen.
- Uniformity and maintenance is needed.
- Strongly agree.
- As noted before, remove excess signs and reduce size of existing signs.
- It is soon to become your main causeway to the beach and should be regulated in size and colorations.
- Adopt some standards that will promote a more professional appearance.
- Does the Chamber of Commerce currently encourage better signage?
- Strongly agree – neon or flashing signs should be prohibited – very unattractive and not characteristic of island.
- When you come into town there should be communal signage to support area activities.

**Disagree:**

- It is difficult to agree since current business owners would take on the cost. It seems to me that you don’t want to make it more difficult for small businesses to survive.
- I see nothing wrong with the current visual quality.
- Currently signs are fine with me.
- Owner should decide.
- It is part of the character.

**Undecided:**

- I don’t know of any big sign problem.
- Maddox already “tacky” in many areas; may be too late to improve it significantly.

- What does “improved” mean here? Smaller, larger, better design (i.e., color coordinated, etc.)?
- This helps the merchants.
- The signs are not distasteful now.
- Some are good, some are poor, should be redone.
- The road is overpopulated w/people and signs.
- I like small signs tastefully done i.e. not neon flashing etc.

**Question 13: The appearance of buildings along Maddox Boulevard should be improved.**

Agree	Disagree	Undecided	Marked “N/A”	Left Blank
68%	17%	14%	0%	1%

**Agree:**

- Hot dog and shrimp trailers are tacky!
- Those big storage units behind buildings are disgusting.
- Street trees and flowers, sign standards.
- There should be requirements on signs, colors, “decorations”, i.e., miniature golf courses.
- Would be nice if “Chincoteague architectural style” could be encouraged.
- Some seem so rundown, tasteless, but not even viable as businesses.
- Opportunity to change to profile historic area.
- Their design and colors could be coordinated.
- Some need improvement.
- Grant money for a “facelift” project?
- Discourage new condos and national chain motels.
- The junk cars are not real appealing on property in front of stores, etc.
- Especially the new t-shirt souvenir shops – ugly paint!
- Dumpsters and other trash receptacles should not be part of parking lots/buildings, etc.
- The second best thing. Involve the C.O.C.
- It’s an architectural hodge-podge.
- Again with it being your new way to the beach – as much care as the historic district should be in effect.
- Definitely.
- But don’t sanitize. Keep diversity and character.
- Especially the shrimp stands.

**Disagree:**

- I see nothing wrong with the current appearance.
- Let the town center be historical. Let Maddox be hysterical. Put the money downtown. Maddox can take care of itself.
- Only a couple are offensive.
- Too broad and no objective stated. Sounds like there are a few “targets” here.
- Again more town authority is not needed.
- Controlled by whom.
- Except the t-shirt shops.
- I like the home/business and old century look of hotels and businesses.

**Undecided:**

- Maddox already “tacky” in many areas; may be too late to improve it significantly.
- It is difficult to agree since current business owners would take on the cost. It seems to me that you don’t want to make it more difficult for small businesses to survive.
- Some are good, some are poor, should be redone.
- Who’s going to fund this for the home owners living there?
- Some are ok some not.

**Left Blank:**

- Small homes in gateway should not be allowed to be pulled down and properties combined to change the area where bridge comes on.

## Resort Recreation District

**Question 14: Redevelopment of existing campgrounds and/or trailer parks as planned residential communities should be allowed.**

Agree	Disagree	Undecided	Marked "N/A"	Left Blank
56%	27%	17%	0%	0%

### Agree:

- Maybe the town could establish a campsite tent/trailer goal and give incentives to keep them. In that way Chincoteague will always be a middle class vacation spot for families. This is especially important as there is no camping on Assateague on this end.
- Depends on the kind of redevelopment – single family detached houses – NO TOWNHOUSES or high density.
- Good idea.
- Agree, but we need greater analysis of who, how and when these are used.
- With careful zoning, planning.
- Agree only if upgraded. Zoning needs to be enforced – i.e., add-ons to trailers, etc.
- If part of careful comprehensive plan.
- Continue to encourage as campgrounds but prepare for residential development with conditions.
- No more condo w/3 stories which are really 4 when put on pilings.
- With the stipulation of public access and affordable housing.
- As long as there is public access to the waterfront.
- But with sewer disposal facilities and some type of architectural control – that is the problem with the trailer parks – there doesn't seem to be any regulations – Pinewood adult park is a model of how things should look.
- They need to be cleaned up and redesigned.
- To a controlled degree – with tourist population taken into consideration –not forgotten about!
- If the owners of these properties decide to sell to developers, they should be allowed to do so.
- It would certainly be an improvement and “clean up” these areas.
- Create some incentives to encourage this.
- If they meet all adequate health regulations.
- Land owner must meet today's needs.
- Only for minimal single family dwellings.

### Disagree:

- I would like to see some parks still available for renting and trailers so that families can still have inexpensive vacations.
- Maintain parks and campground sites as much as possible.
- Stay to setbacks and density allowed in plan of town regulations.
- Until we have enough water and central sewage, this should not be allowed.
- They are an integral part of real Chincoteague.
- Where do you expect these people to go?
- We would become like Hilton Head in very short order.
- We need low to mid income housing for natives and visitors.
- Our island does not have the resources to handle the septic and water usage this would put on it.
- We need these facilities for family use!
- Leave the campgrounds alone.
- Not just planned residential. Mixed use – height restriction – no commercial property on shoreline – taller structures in the center of property.
- Should be mixed use, allowing hotel/motel on interior lots and single family residents on waterfront lots – no more “walls” blocking water views!

- We feel it should be available commercial or residential.
- Create incentives to help business flourish but don't restrict usage of land.
- Keep campgrounds.
- Island popularity was built around Tom's Cove and Maddox Family campgrounds. Chincoteague needs quality family campgrounds.
- Camping and easy living is part of our character. Campgrounds could be nicer though and RV resorts (i.e.).
- We don't need any more residential sites – locals can't afford them.
- Strict but fair evaluation.

**Undecided:**

- To some extent perhaps, but campgrounds are important for tourism and mobile homes for retired people and those with lower incomes. Housing is expensive here!
- ONLY IF DONE VERY CAREFULLY TO PROTECT ENVIRONMENT, AND NOT OVERLY DENSE.
- Only well-planned.
- Again, it depends on scale and design.
- Some campgrounds should remain.
- Campgrounds and trailer parks should remain an ingredient of the social mix SOMEWHERE on the island (if not in extant locations).
- Campgrounds are an important part of tourist economy. Something should be done to retain them without penalizing current owners of the properties.
- The demand has to be met somewhere, but it will change the “affordable vacation” aspect of Chincoteague.
- Many visitors complain about the reduced and poorer quality of camping facilities we now have. We really need more and better campgrounds.
- Depends on the guidelines.
- Only if it would improve density issues and reduce strain on water and sewer. All these areas should have to meet certain standards of maintenance (e.g., Inlet Views is a disgrace).

## Residential Neighborhoods (Old Town, North and South Residential Districts)

**Question 15: The design of new construction and redevelopment (e.g., in terms of size, height, building materials, architectural details, etc.) should be compatible with the best examples of traditional Chincoteague residences in the neighborhood.**

Agree	Disagree	Undecided	Marked "N/A"	Left Blank
75%	14%	9%	0%	2%

### Agree:

- Yes!
- The sooner the better.
- Strongly agree. Mandate it.
- So important.
- Only in the strictest R neighborhoods. Too late on the mixed.
- Make clear that "compatible" is different than "copy".
- Need to keep historical look – not the gaudy, bright colors that do not reflect our town.
- Nice concept but the old houses were not built with mortgage restrictions that required stilts.
- The charm of Chincoteague should be preserved.
- Land owners have a right to do w/property also.
- "As much" as possible.
- Absolutely!
- Yes this is what people see when they come here and what brings them back.
- And primarily kept and the same footprint – with architectural plans and colors submitted.
- Definitely.
- Yes, "compatible" is a good word here.
- To preserve the quaintness of the town.
- Do you see the crap you let them build already?

### Disagree:

- What are best examples.
- Unenforceable.
- Too late for that.
- Only in old town.
- Only in old town.
- Traditional Chincoteague homes were built by poor fisherman. There is no architectural value to their design.
- Good, sound, well-designed construction primary issues. No fake plastic pretend Victorian or CH. styles. Honest, simple, clean lines construction, needed.
- Should also comply with hurricane and green standards for sustainability and energy efficiency.
- Traditional architecture is not necessarily the most attractive or appealing or appropriate for a site.
- Good design and materials should always be welcomed – not just plastic siding clones.
- The septic capabilities cannot handle this.
- We don't need anymore control by government.

### Undecided:

- Should not be cookie cutter.
- Some conformity is necessary. Some more modern architecture looks nice. This is when an architectural committee would be beneficial.

### Left Blank:

- Architecture applicable in old town only but there should be a limit on amount of lot on impervious surface and structures in all neighborhoods.

**Question 16: The Town should adopt design standards to regulate the appearance of new structures in the residential neighborhoods.**

Agree	Disagree	Undecided	Marked "N/A"	Left Blank
69%	20%	9%	0%	2%

**Agree:**

- I know this can be tricky, but would increase island's attractiveness to tourism. At least limit "eyesores"!
- Good for property values.
- As long as there is room for some creativity.
- Strongly agree. Mandate it. Also do something to get rid of some of the crummy trailers in those residential areas.
- The restriction on total freedom is a reasonable price to pay to retain charm, quality.
- Council only for special use permits not BZA.
- Only in the strictest R neighborhoods.
- An ultra modern building w/3 stories does not reflect our original town.
- Hopefully.
- Strongly agree – extremely important.
- Yes and the people who administer zoning (on the Board) should have experience in this phase of municipal gov't. and not primarily vested in construction, land development, where a conflict of interest could be perceived.
- To keep the town's original charm.
- But should be flexible.
- See above (Do you see the crap you let them build already?)
- Great idea. It would take brains and nerve.

**Disagree:**

- An architectural committee could do this.
- Concentrate on the multi-use areas.
- Only in old town.
- Only in old town.
- Honor what is real as in the historic district and put it on Nat'l Register. And designate the many other contributing historic structures throughout the island – w/a comprehensive history of the still standing part of the past.
- The town needs to stay out of land owners voice in their decision on our property.
- Chincoteague is Chincoteague. We aren't St. Michaels or Easton.
- Town has enough control.
- I don't think that the town gov. should get involved in this area.

**Undecided:**

- Character of town should be a little bit eclectic.
- So much for rugged individualism!
- Ok in a limited way – wouldn't want extreme rules like in some areas such as very limited colors allowed, etc.
- That is architectural control – who is in charge?

**Left Blank:**

- See above comment (Architecture applicable in old town only but there should be a limit on amount of lot on impervious surface and structures in all neighborhoods.)/Newer neighborhoods lack cohesive design on which to build standards for architecture.



## Island Wide Recommendations

**Question 17: Greater measures should be taken to protect sensitive environmental resources, including important drainageways on the Island.**

Agree	Disagree	Undecided	Marked “N/A”	Left Blank
96%	2%	1%	0%	2%

### Agree:

- Very important issue.
- Too much building right up to the water line, too many trees already cut down. Your “view shed” has already been severely compromised – all around the island.
- Absolutely.
- Along town right a ways. Financial penalty for filling in a ditch – cost to repair.
- However: why didn’t we do something prior to allowing two major motels drain purified sewage into the channel.
- Drainageways need to be expanded, some relocated.
- Filling in ditches for more houses only causes more drainage problems for existing houses.
- What % of islanders would disagree with this? And what are their interests?
- Town should understand the concept of gravity in respect to drainage – water runs down hill. Fix the ditches with this in mind.
- EPA v. the Corps have given up, but not everyone has.
- Strongly agree.
- Town should comply with laws, not just dig ditches wherever they want, even through marshland.
- Strongly agree. As well as existing marsh land as long as there is septic.
- Current waterways have been filled in! (I have pictures and plan to contact Federal Government!)
- This survey should have been given out 10 years ago!
- Prime example, the canal that runs across from our house, and we had a water backup when we had high tides.
- Drainage is non-existent in rain storms.
- Strongly agree – very very valuable.
- Yes before we become a total sewer!
- Ground water and waste water – need to be #1 priority with the island population changing so quickly as it is.
- Junior Britton?
- Some are scenic assets (e.g., “Fowling Gut” south and Bunting Road.
- Yes, much more environmental protection is needed.
- Strongly agree.
- There are already drainage and run off problems

### Disagree:

- Corps of Engineers is enuff problem.

**Question 18: The Town should increase the number of pedestrian trails and bikeways throughout the community.**

Agree	Disagree	Undecided	Marked "N/A"	Left Blank
90%	3%	5%	0%	2%

**Agree:**

- Probably would help tourism, but be sure they are safe for riders and car drivers.
- Maintain safety along walkways.
- More pedestrian trails linking backs of downtown stores – reestablish the old ones.
- If not impeding traffic with bike trails on narrow roads.
- Consider kayak access along waterfronts.
- Badly needed.
- Many dangerous areas exist right now.
- Makes sense if we want to encourage a strong tourism base.
- This would help maintain the type of desired population on the island.
- This should be done for the residents not for tourism. Not everyone (town registered voters) benefit from tourism. Sometimes too much of my tax dollars are being spent encouraging tourist when I do not benefit from the expenditure.
- And should these new mini-cars have a separate lane? They are driven as if they are on a bumper car track.
- Cycling attracts family visitors.
- Although this does seem to be improving each yr. (ex. The Hallie Whealton Smith Dr. trail added last yr. However, there does not seem to be any thoughtful sign posted to indicate it is there, times open, ok or not ok to ride bike on loop etc.).
- Great job on new park area!
- Church Street, Eastside, Chicken City, Maddox.
- Much needed.
- Roadways are too small to allow for bikes. It is only a matter of time before people are hurt or killed.
- Only if the town maintains them.
- During the summer season it is foolish to bike ride anywhere on the island.
- Safety – great.
- Most streets are not safe for either!
- Yes – this is a way for people to get around and see the island the way it should be seen – not driving the perimeter roads and looking at a wall of construction that is obstructing the views of our surrounding waters and islands.
- Biking is dangerous to pedestrians and with the flow of traffic on the main roads.
- Strongly agree.
- Main Street is especially tricky now.
- This would be a significant improvement to the appearance and overall attractiveness of the island to visitors and residents.
- Make it enjoyable to explore the island.
- If possible.
- Stop the parking problem with less paving.

**Undecided:**

- Does this benefit the year round residents as well as the tourist who are here only possibly 3 months of the year.
- At what cost to local tax payers?

**Question 19: The Town should consider construction of public wastewater treatment facilities (i.e., a municipal sewer treatment plant and collection system).**

Agree	Disagree	Undecided	Marked "N/A"	Left Blank
57%	16%	27%	0%	0%

**Agree:**

- After the adoption of this plan or similar plan.
- As long as the treated sewage is not going to be released in the Bay (similar to current concerns at Captain's Cove in Greenbackville).
- Only after zoning regulations are improved to prevent large condo developments.
- I know it will be expensive, especially for seniors, but it is past due.
- Self contained sewer system and soon before all the water is contaminated. Improve municipal water systems.
- We need new zoning in place first.
- Soon.
- Most of old town is in need of update.
- Strongly agree.
- Should have been done 10+ years ago.
- Do it.
- Yes – definitely ASAP, just walk or ride a bike around the island on some hot summer days and you will get "wind" of why this should be a high priority undertaking.
- Only after a new zoning plan is approved.
- As long as we do not destroy any sea beds.
- This should be top priority along with expedition of new bridge – this determines further increases/decreases of residential development.
- As a minimum for the old town commercial and residential areas.
- The island can only hold so much – possibility of spray fields.
- But not if will allow too much building.
- Only if it does not allow too much large construction on island.
- Over due – 20 years late.
- Essential, with all the townhouses and condos going up.
- Most important question on survey!
- All new construction should be forced to wait for this! And pay for this!
- But have restrictions in place to prevent another Ocean City.
- Should decide yes or no on this item before making decisions about neighborhood density.
- If this will help attract quality restaurants and improve the general H2O, sewage health concerns, then do it!
- Definitely –
- Agree on condition that new zoning laws are in effect restricting multi-family, townhouse, condos before sewer and that no discharge be allowed into our waters!!
- But zoning ordinances restricting density, height and mass must be in place before the sewer system is planned.
- Very necessary.
- This is a must.
- Only if adequate zoning were in place to prevent over development.
- But this should not be an excuse to negate restrictions on development.
- Most definitely!
- Only if the town has the guts to maintain current height limitations.
- The town should have taken action in this area years ago and have had the opportunity to do so.

**Disagree**

- Central sewage will only encourage more development – greed has no limits.
- Strongly disagree. This will only increase development and completely change the character of the town.
- Should give consideration to NASA facility.
- We thought this was already designed: get it done.
- Developers would know no limits.
- Will allow too much growth.
- Again – who’s paying for this? Local tax payers have had enough.
- This will automatically lead to over-development....i.e. Ocean City!
- Its way too late for that.
- Any “public sewage system” will accelerate “Ocean City” style developments. The town should be the agent for all new systems that Boggs et al install. Impact fees should result for every new sewage system. The Burbage development in “Mystic Harbor” should be examined if you want to see the future sewage problems Chincoteague will face.
- No new condos!

**Undecided:**

- Only if development/sprawl can be managed.
- Only if we can also restrict large development.
- My big concern here is that it might cause uncontrolled over-development.
- Not if it permits unrestricted building on currently unbuildable lots.
- Agree only if there is strict observance of the 3-story limit on building heights and no discharge of polluted\* effluent to Chincoteague Channel or other waterways (\*including nutrients).
- I agree if this is best for the environment and having some control over expansion.
- If this is the best for the environment and keeping some control over expansion.
- Only if stringent regulations would prohibit over development.
- Do not want waste running in bay.
- Mixed feelings: public sewage – EXPENSIVE – would agree if development were restricted.
- Only if zoning prevents overbuilding and destruction of the character of the island. Many considerations – what would be the cost to residents and the town?
- Not until regulations and planning are in stone.
- Whatever makes the most sense to protect our environment and waterways.
- Or possibly help subsidize the new on site systems w/BNR.
- A study should be conducted by “experts” in the field to determine the necessity of sewage plant vs. current systems in use. As I understand it sewage treatment plant has a multitude of unwanted environmental impacts and conventional systems are far less intrusive if they work properly.
- Not unless strict, enforceable zoning is in place.
- Agree in principal but this could open a flood gate of hyper dense development with sky’s-the-limit building heights. Manhattan south!
- This can be very expensive for people and especially for those on fixed incomes and many of the older people who have worked as self employed and do not have retirement benefits.

**Question 20: The Town should institute temporary measures that further restrict multi-family, townhouse or condominium development not already approved until work on the new Comprehensive Plan is completed.**

Agree	Disagree	Undecided	Marked “N/A”	Left Blank
75%	17%	8%	1%	0%

**Agree:**

- Enough is enough. We need temporary changes to prevent further bad development.
- A moratorium would be good.
- This seems crucial, or this whole effort will be for nothing.
- Moratorium on certain development now! Change zoning law now!
- Amen.
- Strongly agree.
- Yes, as much as possible, as you said, within state law.
- There's no point in a Comprehensive Plan if you have nothing left to plan! It's going to take guts to do this!
- Even if it was already approved. Stop further destruction of our town. Place moratorium on new development.
- Essential to get control quickly, although much damage already has approval.
- As soon as possible – we may already have lost our island.
- Otherwise the developers will rush in to get approval before implementation.
- Should have happened when first brought to Council. May be too late.
- This needs to be done ASAP in commercial zones.
- This new planning will take years and could be a moot point if nothing is done and done quickly.
- Yes yes yes.
- Especially if it will take considerable time to put the new plan in place, as the planners have indicated.
- DAMN RIGHT!
- If we wait for an approved plan it will be too late and there will be nothing left to protect. All we'll have is annoying pointless restrictions.
- Strongly agree.
- Any condo project currently approved should have one year to complete, or cancel permits.
- We need control of the situation. No one recognized the loopholes until the development surge.
- Do it now, before it's too late!
- By the time the comp plan is updated, it will be too late. The new zoning ordinance would have no effect.
- Doesn't this just make good sense?
- The plan could be meaningless if more large developments are approved before the plan is approved.
- Is there anyone on the council who has the guts to stand up to the developers instead of the \$bill?
- Are you kidding! That would require brains and nerve!
- This should be done soon before too much of the island's atmosphere is lost and the island's "life blood" – tourism – is lost. People will not travel hundreds of miles to see what they can look out of their windows and see in overgrown towns and cities elsewhere. Think about it.
- Stop or slow it down town council.
- By any means legal.
- Do no overrun us.
- Limits on growth are appropriate but not moratoriums.
- Strongly agree.
- Multi-family construction is inevitable but only after Plan in place.

- The condo/multi-family has sky rocketed in the last 5 years and they are taking away all the views.
- Time is of the essence. It is important to take measures now to decrease the contractors from buying up and developing the land with high rises and hotels.
- Too much will slip through.
- This is paramount.

**Disagree:**

- In doubt. People have their rights to decide.
- We don't want any more control, especially when we (pay) taxes on the property and sales bring in revenue.
- Not right to stop work, it could take this town ten years to make a final decision.
- Do not restrict. Encourage the type of buildings desired by increasing profit.
- Seems unfair to builders.
- This would be against the law and certainly an attempt for someone's self serving interest.
- We are only hurting our people, builders, merchants, hotels, banks.

**Undecided:**

- This limits what island landowners can do with their property but it makes sense to slow down development until universally decided upon guidelines can be determined. Otherwise there would just be a rush for permitting and ultimately shoddy, cheap, and possibly unsafe development as a result.
- When is the Plan going to be done? 3 months? 3 years?
- How long would this be?

**N/A:**

- As I indicated, I'm building a duplex.

## Additional Comments

Need to balance interests but not at the expense of community to satisfy special interests. Those who were blessed with inheriting the island from their forefathers have no greater rights/privileges than the newly arrived resident.

The development of a comprehensive plan is important and a little late – better late than never, however! Stopping any more destruction of valuable bayfront (for visitors and residents to enjoy) is important. Chincoteague should not become Ocean City South. Learning from other communities' mistakes is valuable. I would hesitate to make too many decisions that impact in a negative way (cost) current retail, restaurant, service and other small businesses. It's important to support the efforts of business owners now so they'll be less tempted to sell to the highest bidder, i.e., a developer. The town and the Chamber of Commerce should partner to strengthen businesses so they continue to not just survive but thrive! Year Round Resident

I am so encouraged that the community has taken the step of facing the 21<sup>st</sup> century! Can the strong "individual rights" character of this place accept the idea of a comprehensive plan: this is my worry. As someone said, we're going to kill the goose that laid the golden egg if we let a few folks become rich at the cost of Chincoteague's future. Part-time Resident

I think you did a good job. I wish it could be started soon. Year Round Resident

The plan as presented has many attractive features. I'm very glad to see this happen before it's too late. There also needs to be aggressive prosecution of individuals who ignore or violate the zoning – there are already some well known loudmouths who abuse everyone's patience by doing whatever they please with no apparent fear of the law. Part-time Resident

Shuttle system should serve as alternative transportation to beach. Develop public land in front of high school with facilities for launching of non-motorized boats such as kayaks canoes, wind sailers, day sailers. Year Round Resident

I am impressed with your overview of our problems and agree with your recommendations. I would agree with a moratorium until new zoning would go into effect (or whatever method would be legal to affect the same result. Whenever multiple housing is approved, only a limited number should be allowed to be rentals. Year Round Resident

**Keep Marsh Island Conservation District** – in place north of Captain's Quarters especially. Outstanding presentation! Part-time Resident

Thank you for such a wide-ranging presentation, sensitive to the variety in your audience. There is a problem with PRIVATE ROADS that needs to be addressed. Also, I live on an unpaved road that needs to be improved – strengthened by removing a barrier (a tree) to be made safer and allow better access for large delivery vehicles. Year Round Resident

This process is long overdue – a lot of damage to Chincoteague has already been done. The townhouse developments on S. Main that block views of the bay – the prospect of townhouses at Landmark Plaza all reflect the absence of a plan for the future of Chincoteague. Right now it seems to me anything goes! Reminds me of Las Vegas – no rationale – just business. Year Round Resident

We need leaders with vision to do this. At the present time vision is lacking on our Council! Year Round Resident

Stop large hotels that block the view of the water. Save as much of Conservation District as possible. Stabilize and maintain flood control, maintain wetlands, maintain ecosystem of

wetlands. Do some type of stop gap to stop development. Seasonal/Part-time Resident (taxpayer)

The town has not conformed to the past comprehensive plan will they to a new one? Remove signs on causeway! When new bridge comes in. Year Round Resident

1. Sidewalks are needed from the circle on Maddox Blvd to Deep Hole Rd. Existing walks are big improvement on island. 2. There should be some restrictions in residential communities as to what people can store on their front lawns such as old boats, trailers and other things – old coolers, buckets, old wood and brush and personal junk that keep growing. Year Round/Part-time Resident

Town needs to pass sensible zoning and resource protection ordinances and then enforce them. Exceptions should be rare if ordinances are well thought out and well written. Scale issues very important. Please do look at alternatives to causeway signs, for both gateway and safety standpoints. Year Round Resident

Zoning exceptions are commonplace. “Hardship” is constantly misinterpreted by BZA. Like it or not, we are a tourism economy. Visitors do not come here to experience a mini suburbia – they come here for our quaint island character. What’s left of it needs to be preserved. We have already “disabled” the golden goose. Year Round Resident

Please use microphones so everyone can hear the discussion. Visitor (native)

There is a portion of the North Residential area (from Maddox to high school) which has more in common with the Old Town area. These are old time Chincoteague houses and new construction should be restricted as to its design. This section of the North Residential is totally unlike the residential area north of the high school. There should also be a public marina district so that there will always be some water access for the middle class. Part-time Resident (please define? Yes I come to my house in the winter and summer.)

Main Street – If development is allowed to continue Chincoteague will soon look like Ocean City when you drive north and look to your right to see the ocean and because of development do not even know that an ocean exists.

The program as presented by Redman/Johnston is very comprehensive.....now we need the town council to move on it or is this going to take another 8 or 10 years....like the approved new bridge. Maybe the first thing we need to do is get the town supervisors on the same team as most of the “Teaguers” and “Come-Heres”.

I believe the survey is biased and cannot accurately reflect the views, intensions of its target audience. The questions are leading and have a prejudged outcome. If the town wishes to collect the views of the residents and visitor, then this survey has failed. Visitor

We are delighted that the town is asking these questions and seeking to manage growth. Very commendable and needed. Part-time Resident

The vision of Chincoteague should reflect the natural beauty of the land and water and the willingness of its visitors to enjoy it while not disturbing/impacting that beauty. We have a history of hardworking people, entrepreneurship and respect for nature. We should promote that history with visual reminders in signs and architecture that are in harmony with nature and our history. Part-time Resident

Please protect areas throughout the island with open vistas of the marshlands and water. Part-time Resident



The new park on the south side of Hallie Whealton Rd is a credit to the town. It would be well to extend it to the remnant of Pine Ridge – and – slough topography on the north side of Hallie Whealton by means of judicious clearing and establishment of walking paths and wooden bridges connecting the Pine Ridges. This could make a stunningly attractive and most interesting setting, especially for visitation in fall, winter and spring. Equally desirable, and with a potential for much use by visitors and resident alike, would be establishment of a launching ramp for non motorized watercraft – canoes, kayaks, and shallow-draught, lightweight sailboats (e.g. Sunfish) in the park in front of Chincoteague High School. On weekends and in summer when classes are out, the high school parking lot could serve as place for visitors to leave their cars. The availability of this launching place could be a great convenience to visitors, given the lack of access to the waterfront further north on Main Street and formidable tides present in Chincoteague Channel. This questionnaire is a credit to Redman/Johnson Associates. Part-time Resident

The choices have to do with the quality and character of growth – no growth is not an option. The Plan should strive for high quality and characteristics that highlight the area's special features – wildlife preservation and appreciation, enhancing the ability of visitors to interact/understand the local fishing industry, efforts to stimulate the local arts community. Part-time Resident

This is not Nantucket! We don't want a rarified existence but a real working town. Where are all of these new townhouse residents going to eat? Part-time resident

Everything in moderation. Part-time Resident plan to be full-time in 4 years.

Please consider at the time of the new bridge a \$1 toll facility/pass system if you are a resident – tourists put such a drain on trash, sewer and roadways – it would help maintain the extra man power needed to keep up. Also, the new park is beautiful but needs more trash receptacles/or more frequent pick ups – trash is always over run on the ground. Also please consider putting an open space referendum on the voting ballot as a way to save some of the areas before they are all gone (supported by a small raise in taxes). If you are considering letting another high end developer in why not consider permanent houseboats with proper disposal facilities at the south end of the island to beautify that area. Part-time Resident soon to be full-time.

Agree with the consultant on basically everything he proposed. It is critical to protect the sensitive natural environment, to do what is necessary to decrease risk of harm and pollution to the water environment, to preserve the aesthetic quality of the natural environment so that many people can enjoy the waterfront. I agree with affordable housing availability. Seasonal Resident

Being next to a wildlife refuge and allowing them to fill in all the wetlands is inexcusable. This island has flooding and drainage issues already and more paving and building will only increase the problem and ruin the calm of the town. There does not seem to be any open space plan to counter the building. Seasonal Resident

My family is from Chincoteague and I have come here every year for 50 years. I plan to retire here – I am impressed with the plan presented an excellent step forward keeping the best of Chincoteague and I support the suggestions/objectives presented. Seasonal Resident

This is a fabulous plan, good for everyone on the island and future generations. Gentrification is a danger as more and more island residents are unable to afford to live here. Seasonal Resident

I have concerns about the mixed use area. Will you preserve any of the character of this neighborhood? Many beautiful examples of old Chincoteague homes including the Church from Assateague Village. Would you save any of the waterviews of the lighthouse for public viewing? Seasonal Resident

People come here for the quiet serene laid back lifestyle they wish to experience on vacation. Make it a little Ocean City and they won't come back. I have a store and I listen to comments every day from concerned visitors (new and old). Year Round Resident

Please don't ruin Chincoteague for those of us that have loved it for a long time – born heres and come heres alike. Year Round Resident for 9 years, seasonal resident for 30 years before that.

1. Owners should be allowed to use their parcel as they desire.
2. Help the developer to do a great job.
3. We have too much control at present time. Year Round Resident

The zoning board should be replaced with people knowledgeable about prudent development and not a board that rules on who you know.

You are going to disrupt people of Chincoteague's way of life (making a living). This will involve many jobs for residents. I would think the persons that came up with question #20 gave this great thought or if not reconsider these steps. Year Round Resident/Business Owner

Don't try to make Chincoteague what it is not. We are just average people and we don't want to change. I'm used to Chincoteague as a hodge podge of neighborhoods. We don't want people moving here telling us what we should or should not do. Also when you allow one developer to do something, it is not right to tell another he can't. Year Round Resident

Protect our waters around us. Year Round Resident

This questionnaire is a little late in coming. My great concern is for the locals and the widows. The island as I grew up on is gone – locals aren't going to be able to stay here in the near future. We are too small of an island to keep up with Ocean City! We need jobs for all year around – not 4-6 mo. of the year. Year Round Resident

Whatever change comes to Chincoteague, we must strive to preserve the unique character of this gateway community. Year Round Resident and business owner 26 years

Plain and simple, just try to keep Chincoteague Chincoteague – and not make it another Ocean City, Md or Marco Island, Florida. Listen to the people for a change. Year Round Resident

Keeping the character of the island is important to most residents and tourists if we loose it both will suffer. I believe the only people wanting large development are those benefiting directly or indirectly from it. We need to make sure we know what the "full build out" number is and how the town will supply water power and services when that happens. Tourism is down from 1992! Fall and spring nature lovers are decreasing! Year Round Resident

The design for the library expansion is an example of the good things that can happen with vision and lack of regulation. Many excellent designs are available for residential, commercial, even multi-family buildings that would fit beautifully here if only builders would seek them out. Over-regulation may have the unintended effect of creating sameness and leave the island visually dull and boring. Year Round Resident

I am personally extremely upset, as you can tell, of the destruction of watershed property! Years ago, our federal government passed a law that prohibits such destruction. I cannot understand how certain people can get away with such things! The plans for a restaurant seating 400 people south of Capt. Bob's, allowing septic to go where?? This violates many laws and the people of Chincoteague as well as ALL the sea life and waterfowl it effects! Year Round Resident  
waterman

Just remember, if we let development ruin our community like has occurred up the MD/Jersey coast, there is no going back. Once the developers have turned their dollar, they will leave and not be here to contribute to our community. Year Round Resident

Impact fees should be considered because we'll need more police, ambulance service and school expansion with all the proposed development. Also alternative to dumping "clean water sewage" into the bay. Year Round Resident

Some parts of this questionnaire are very leading and biased toward a future outcome, reducing the amount of moderation – i.e., not black or white. We need balance, not one viewpoint or another prevailing. Year Round Resident

Traffic flow at Church Street, Chicken City and Ridge Road is bad now. What will it be after all incoming traffic is dumped onto Maddox Blvd and many will need to go down Chicken City to Ridge, Eastside and Church St to get to their homes. Year Round Resident

Without immediate action to impose "impact fees" on new construction, the town cannot expect to be able to maintain infrastructure (roads, water, drainage, etc.). Condo projects should have an impact fee of 5% to 10% unit sales price, with an optional deposit of \$10,000 per condo unit! Year Round Resident

1. Visual pollution and real trash in public areas, streets, parking lots, parks, sidewalks need much more attention. The town, not volunteer citizens, needs to take a more active role, i.e., paid workers to do these jobs. Visitors are not attracted to places where dead ducks are ignored for days until 'someone' removes them from the street. Rte 175 needs to be cleaned more often by VDOT. And of course the visually ugly signs should all be removed along Rte 175. Why is the Commonwealth in the sign business? No longer used cars/trucks/trailers/boats why are they sitting around on private property for, in some cases, many years?
2. Basic atmosphere and environment of town/island is just fine. Please do not 'tart it' up w/cute flags, banners, fake street lights, hanging flower pots, etc. the way so many other small towns are doing.
3. Why do visitors come to Chincoteague? a) to go to an all natural, not commercial, nat'l seashore. b) to stay on an only-one-of-a-kind small quaint, barrier island. Keep it simple.
4. Trust you will be back end of August or before 1 ½ years between last workshop and this one was too long. Year Round Resident

Never mind signage on the island – get the billboards off the causeway – very tacky and unattractive. Town should take over and fix the "private" roads that no one seems to own or maintain. Enforce the zoning rules we already have – I've been trying to get an abandoned truck out of the "private" road in front of my house for four years! Year Round Resident

Chloroform bacteria levels should be monitored around the island waterways to determine the amount from cess pools and septic fields on island.

I feel the whole reason for this plan is because the town is regretting that they let in chain motels and approved condominiums on Main Street frontage. So now everyone is going to suffer from their mistake. Year Round Resident

The town should be proactive in purchasing property that can be converted to public use, especially along waterways. Year Round Resident

Chincoteague should attract families for vacations. Flat land perfect for building but Chincoteague roads are terrible and dangerous. A bicycle trail leading to Assateague would be a

great draw. Central sewage plant generates pollution and will convert Chincoteague into another Ocean City. Year Round Resident

We need to concentrate on downtown and old town for character and then protect the remainder of residential neighborhoods from incompatible uses. Where we once had traditional small scale stores or aquaculture operations should not be allowed to turn into more intensive commercial uses in residential areas. Save the inner island wetlands. Accomack County's Hazard Mitigation Plan should be reviewed and referenced. Year Round Resident

Developers are "profit driven" and that is the American Way. Town needs to make zoning such that more profit is in single family dwellings and business and less in townhomes. I don't think council has the collective ability to make an effective decision. Wolfe and Russ stand alone everyone else seem fearful to take a stand. "That government which governs best, governs least." (Henry David Thoreau) Year Round Resident

I think if you own your own land you should be able to do as you want with it. Year Round Resident lifelong Chincoteaguer

A stop gap measure should be put into effect now! Too many developers are already making changes to the community. We do not need any more. The plans of this comprehensive plan are good and we need time to put it into a good workable plan for Chincoteague! Year Round Resident

There must be a stop gap put into effect as soon as possible. This will change the whole island as to being a family resort. We need this plan but we need to have the time to perfect it. Very important. Year Round Resident

Efforts should be made to keep the waterfront open – not walls of condos blocking the view. Year Round Resident

I have worked with economic development groups in the past – beautifying commercial districts to improve the economic development of the area. My resume is on file with Chincoteague township – I can be reached at 990-9032. Thank you! Lisa Trayner Year Round Resident

I believe we have seen within the mid-Atlantic region the result of unplanned (studied) growth. Keeping the flavor of our area only protects history, property values, businesses and our residents. Let's not lose site of what people came here for and remain here for. Planned growth that has been sensitive to all areas will benefit everyone in the future. Thank you for this! Year Round Resident

The plan should take into account impact on all elements of infrastructure – including water pressure, roads, etc. I applaud the plan's emphasis on community benefit and the approach of requiring developers to accommodate public access, affordable housing, etc. Year Round Resident

What are the precedents to Chincoteague that both DID and DID NOT have an effective planning/zoning scheme? Year Round Resident

Developers always say they don't want to change an area or to profit off of the construction they do. Sorry, but if that was so, why do they bother to build and then walk away and leave the problems behind them. It's not their problem. Right? Also, the should have been made known much sooner and the time should be extended for more input from concerned citizens. Year Round Resident

It is my recollection that two, possibly three, comprehensive plans have failed to be adopted in the last 30 years. It's time to get something passed. Don't be overly detailed or too idealistic – this is Chincoteague, not Plantation, Florida. A broad general plan enacted can be built on in future years – too restrictive a plan will be defeated. Year Round Resident

Everything this town has done in the last decade has been done wrong. Uncontrolled growth, bad ideas has ruined our local year round economy. What are we going to save? They have ruined it. Year Round Resident

Why after years of developing the island do we need to pay for comprehensive studies. Why all of a sudden does the people have a say into government with the exception of electing town officials. I hope someone reads these surveys. Year Round Resident Business (why did we not have a place (to indicate) business status).

## **Chincoteague Public Questionnaire – Results Summary**

### **Strong Consensus (by Question #)**

17. Greater measures should be taken to protect sensitive environmental resources, including important drainageways on the Island.
1. Stores, shops and businesses should be the primary uses allowed in the historic Town Center (Main Street from Church Street to the Fire House).
2. The architectural characteristics of the best examples of traditional Chincoteague buildings located in the Town Center should be reflected in new construction in the Town Center.
18. The Town should increase the number of pedestrian trails and bikeways throughout the community.
7. Building height, width and depth, as well as location on the lot should be regulated so as to retain open views of Chincoteague Channel and the Bay from Main Street.
6. Views of Chincoteague Channel and the Bay waterfront from Main Street should be retained to the maximum extent possible.
11. Pedestrian and bicycle facilities on Maddox Boulevard should be improved.
8. Detached single family dwellings should be the predominant use allowed along Main Street and the waterfront outside of the Town Center.
10. The visual appearance of Maddox Corridor should be improved with more landscaping e.g., street trees.
12. The visual quality of signs along Maddox Boulevard should be improved.
5. The existing views of Main Street and the waterfront entering Chincoteague from the main land should be retained to the maximum extent possible.
9. Zoning regulations should prohibit multifamily dwellings along the Main Street waterfront outside the Town Center.
15. The design of new construction and redevelopment (e.g., in terms of size, height, building materials, architectural details, etc.) should be compatible with the best examples of traditional Chincoteague residences in the neighborhood.
20. The Town should institute temporary measures that further restrict multi-family, townhouse or condominium development not already approved until work on the new Comprehensive Plan is completed.
3. The Town should consider designating the Town Center as a Historic District.

16. The Town should adopt design standards to regulate the appearance of new structures in the residential neighborhoods.
13. The appearance of buildings along Maddox Boulevard should be improved.

**Moderate Consensus  
(by Question #)**

19. The Town should consider construction of public wastewater treatment facilities (i.e., a municipal sewer treatment plant and collection system).
14. Redevelopment of existing campgrounds and/or trailer parks as planned residential communities should be allowed.

**No Consensus  
(by Question #)**

4. Parking in the Downtown Area is adequate.

**Conclusions**

1. The single question concerning the need for stronger protective measures for the sensitive environmental features garnered the highest percentage of “agree” votes.
2. There is strong consensus among respondents on issues concerning visual qualities among respondents.
3. There is a strong consensus among respondents concerning the need for improved pedestrian and bike facilities.
4. The land use preferences among respondents were for stores, shops and businesses in the Town Center (Main Street from Church Street to the Fire House) and detached single family dwellings in the defined residential neighborhoods.
5. Considering the “comments” provided by respondents, there is a strong consensus that the Town should temporarily restrict further multi-family, town house and condominium development until an updated comprehensive plan has been adopted and appropriate implementation measures put into place.
6. Considering the “comments” provided by respondents, we believe that most would agree that public sewer is needed, but a consensus comprehensive plan and strong implementing provisions should be in place first.

**Recommendations:**

- Conduct public information meeting to overview results of survey.
- Undertake amendments to the Chincoteague Zoning Ordinance such as those shown in Attachment A.
- Prepare draft statement of concise policies concerning land use, development design, transportation, community facilities and natural resource protection.
- Prepare draft statement of intended implementation strategies providing as much detail as possible.
- Prepare second questionnaire and distribute.